

AvilaCanyon

ESTATES



LOT 22, PLAN 2

Modern Farmhouse Charm

Experience the inviting warmth of Lot 22, Plan 2 at Avila Canyon Estates. This farmhouse design blends elegant architecture with the natural beauty of Avila Canyon, offering a perfect sanctuary for those who value bespoke details and a luxurious lifestyle.

[CCB.Homes/AvilaCanyon](https://www.ccbhomes.com/AvilaCanyon)

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal community builders, inc.

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Community
Builders

DRE# 01266964

Farmhouse Living: Your Floorplan

Total Area: 2,718 sq. ft.

Step into 2,718 sq. ft. of thoughtfully designed space in Lot 22. This single-level home features four bedrooms, including a primary suite and a secondary suite, and four and a half bathrooms. The open floorplan enhances flow and functionality, with a modern kitchen that opens into a grand living area, perfect for entertaining and relaxation. High-end finishes and state-of-the-art appliances ensure both comfort and style.

- **Bedrooms: 4 (optional media room configuration)**
- **Bathrooms: 4.5 baths**
- **Garage Spaces: 3-car garage**
- **Ceilings: 10'**
- **Large Open Kitchen**



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Scenic Beauty & Spacious Living

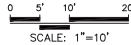
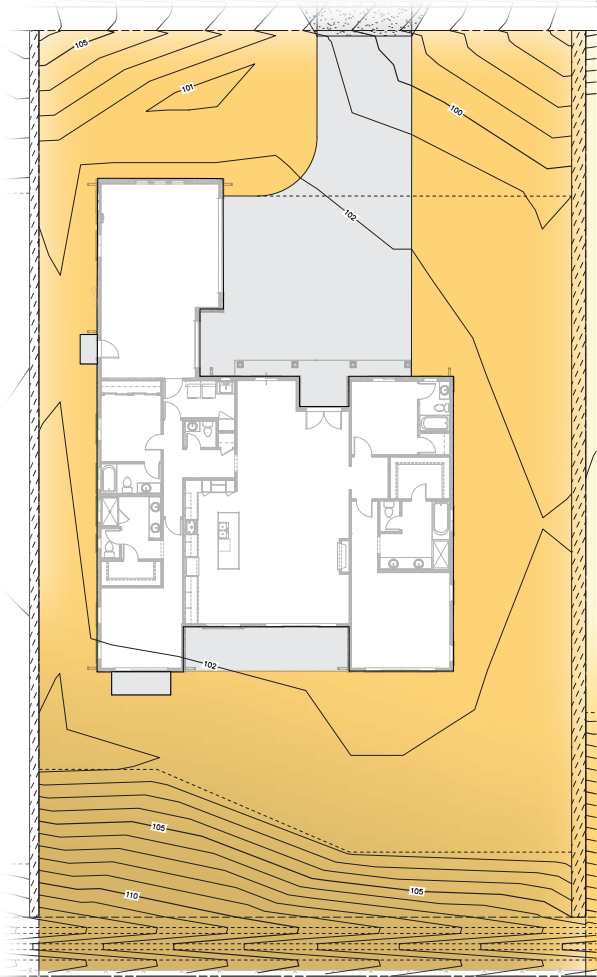
14,797.8 sq. ft. – Expansive Estate Lot

Lot 22 offers a generous private retreat with a unique elevation built into a lush hillside. Enjoy beautiful panoramic views and the tranquility of nature. The spacious backyard is perfect for creating your dream outdoor living area, from a serene garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

Lot Size = 14,797.8 SF±

102.93' = Finished Floor Elevation
(concrete floor finished elevation)

102.1' = Finished PAD Elevation
(dirt finished grading elevation)



AVILA CANYON ESTATES
LOT 22

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Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 22 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 22's placement, ensuring privacy and convenience.



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Sophisticated Colors & Materials

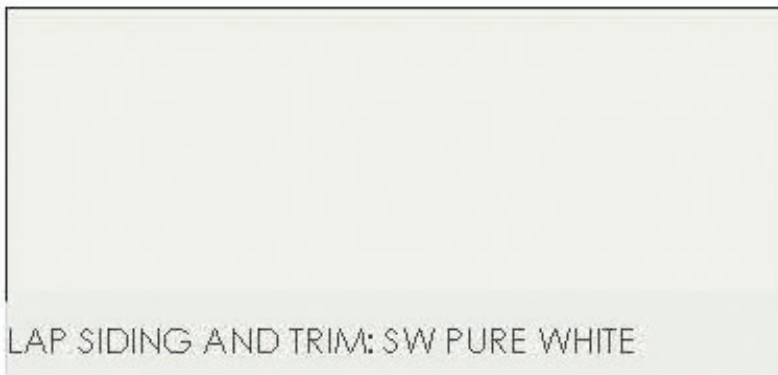
Lot 22 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by Rubble Stone: Texas Cream, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Birchwood Shingle,' ensuring both durability and style. The fascia is SW Pure White, enhancing the overall aesthetic of this stunning home.



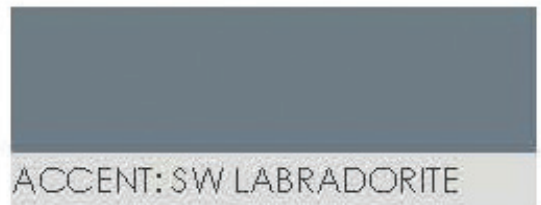
ROOF: BIRCHWOOD SHINGLE



ACCENT ROOF: MATTE BLACK



LAP SIDING AND TRIM: SW PURE WHITE



ACCENT: SW LABRADORITE

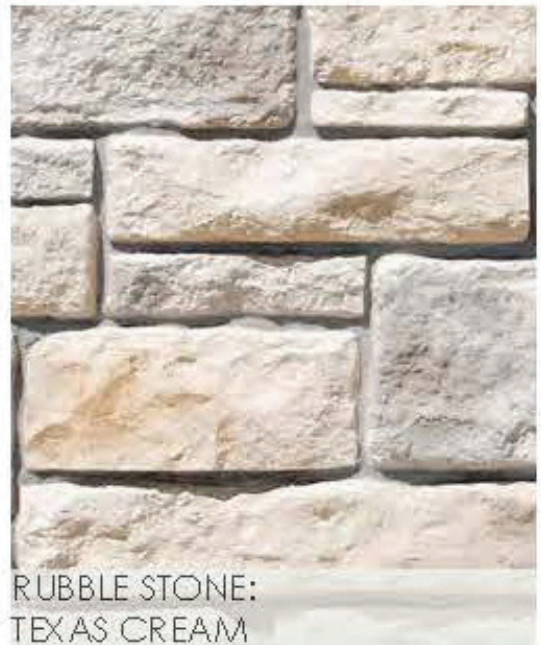


ACCENT PAINT:
SW STAMPED CONC.

DOORS/FASCIA:
SW CAVIAR



STUCCO:
THUNDER GRAY



RUBBLE STONE:
TEXAS CREAM

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Explore the Exquisite Features

Unparalleled Craftsmanship and Luxurious Details

Interior Detailing

- **Ceilings:** 10 ft. ceilings throughout
- **Doors:** 8 ft. entry doors, 8 ft. interior doors
- **Cabinetry:** Stain Grade Shaker Cabinets
- **Countertops:** Premium quartz countertops with a 6" splash
- **Faucets:** 8" spread bathroom faucets in the master bath, under-mount sinks in secondary baths
- **Safety:** Overhead fire suppression system
- **Hardware:** Satin Nickel finish hardware throughout
- **Walls:** Skip trowel hand textured walls
- **Lighting:** Prewired for custom lighting
- **Flooring:** Luxury Vinyl Plank (LVP) throughout all living areas, carpet in bedrooms
- **Paint:** Spare white velvet paint throughout
- **Fireplace:** Superior 55" linear gas fireplace

Designer Upgrades

- **Appliances:** Upgraded appliance package options
- **Design Packages:** PB Modern Upgrade, Modern Farmhouse Upgrade, RH Lux Upgrade, and Ultra Modern Upgrade
- **Outdoor Add-ons:** California room gas grill and fireplace (optional)

Exterior Features

- **Architecture:** Distinctively crafted in Modern Farmhouse & Contemporary styles
- **Parking:** garage space and design varies by plan
- **Outdoor Space:** California Room (optional)
- **Gutters:** Full wrap as needed, with downspouts
- **Landscape:** Backs to open space with rolling hills

Energy-Saving Elements

- **Windows:** Dual-pane, low-E vinyl windows and sliding doors
- **Plumbing:** Water-saving, low-flow commodes
- **Thermostat:** Digital programmable thermostat
- **Water Heater:** Tankless water heater with built-in recirculating pump
- **Lighting:** LED recessed lighting
- **Heating:** 95% efficient FAU system
- **HVAC:** Prewired for future AC condenser
- **EV:** Preplumbed for EV charger

Kitchen Design

- **Culinary Space:** Elegant and spacious gourmet kitchen with oversized island
- **Countertops:** Premium quartz countertops for effortless upkeep
- **Backsplash:** 6" continued quartz backsplash
- **Appliances:** GE Cafe Energy Star-rated appliances
- **Refrigerator:** Pre-plumbed for water at refrigerator bay

Primary Suite

- **Bedroom:** Spacious bedroom quarters
- **Master Bath Shower:** 12x24 tiled to the ceiling with nickel framed enclosure
- **Master Bath Countertops:** Quartz countertops with spacious dual sinks
- **Master Bath Tub:** 70" free-standing tub
- **Closet:** Generous walk-in wardrobe



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